



VICINITY MAP
SCALE: 1"=2.5 M.

PLAT OF POLNELL SHORES DIV. NO. 1

IN THE CHAS. H. MILLER D.L.C. IN SECTIONS 3, 4, 9, AND 10, T. 32 N., R. 2 E. W.M.

Whidbey Island, Island County, Washington

DRAWN BY: R.L. MORGAN



NOTES
THE ADJUSTED MEANDER LINE AND THE LINE OF ORDINARY HIGH TIDE ARE IN APPROXIMATELY THE SAME LOCATION.
THE SOUTH LINE OF THAT POSITION OF THE PLAT ON WHICH THE ADJUSTED MEANDER LINE IS SHOWN AS THE BOUNDARY SHALL BE THE ADJUSTED MEANDER LINE OR LINE OF ORDINARY HIGH TIDE, WHICHEVER IS FURTHER SOUTH.
THE WEST ENDS OF ROSEMONT WAY AND WILLOW DRIVE AND THE WEST AND EAST ENDS OF POLNELL SHORE DRIVE TERMINATE WITH AN 80 FOOT DIAMETER CUL-DE-SAC EASEMENT, TANGENT TO THE PLAT BOUNDARY, TO BE EFFECTIVE UNTIL SAID ROADS ARE EXTENDED.
A ONE FOOT STRIP ACROSS THE END OF EACH OF THE ABOVE MENTIONED ROADS AND ALSO ALONG THE WEST SIDE OF THE RESERVATION ROAD AND ACROSS THE WEST END OF CRESCENT DRIVE IS HEREBY RESERVED BY THE GRANTORS TO PROHIBIT TRAFFIC ACROSS THE PLAT BOUNDARY UNTIL SAID ROADS ARE EXTENDED.

LEGAL DESCRIPTION

THE PLAT OF POLNELL SHORES, DIVISION NO. 1, EMBRACES THE FOLLOWING DESCRIBED TRACT IN THE CHARLES H. MILLER DONATION LAND CLAIM IN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 32 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, INCLUDING A PORTION OF THE ADJOINING SECOND CLASS TIDELANDS:

BEGINNING AT A POINT ON THE ADJUSTED MEANDER LINE OF SAID SECTION 9 THAT LIES SOUTH 83° 32' 28" WEST 202.19 FEET FROM THE MEANDER CORNER COMMON TO SAID SECTIONS 9 AND 10, THENCE NORTH 1° 59' 00" EAST 577.28 FEET, PARALLEL WITH THE EAST LINE OF SAID SECTION 9, THENCE SOUTH 88° 01' 00" EAST 200.00 FEET TO THE EAST LINE OF SAID SECTION 9, THENCE NORTH 1° 59' 00" EAST 1210.86 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 5, SAID SECTION 3, THENCE SOUTH 88° 24' 16" EAST 466.87 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO A POINT ON THE CENTERLINE OF THE POLNELL ROAD, SAID POINT BEING ON A CURVE TO THE LEFT WITH A RADIUS OF 955.00 FEET AND AN INITIAL COURSE OF SOUTH 57° 16' 37" EAST; THENCE 107.89 FEET ALONG SAID CURVE THROUGH AN ARC OF 6° 28' 23", THENCE CONTINUE ALONG SAID CENTERLINE SOUTH 63° 45' 00" EAST 1375.42 FEET; THENCE SOUTH 1° 52' 21" WEST 828.77 FEET, PARALLEL WITH THE EAST LINE OF SAID MILLER CLAIM, TO A POINT ON THE ADJUSTED MEANDER LINE OF SAID SECTION 10 THAT LIES SOUTH 88° 58' 22" WEST 400.00 FEET FROM THE SOUTHEAST CORNER OF SAID CLAIM; THENCE SOUTH 88° 58' 22" WEST 1323.02 FEET ALONG SAID MEANDER LINE; THENCE SOUTH 1° 01' 38" EAST TO THE SOUTH LINE OF TIDELANDS OF THE SECOND CLASS; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT THAT LIES SOUTH 6° 27' 32" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 6° 27' 32" WEST TO THE POINT OF BEGINNING, EXCEPT TRACT D.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREETS SHOWN THEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED.

TRACTS B AND C ARE HEREBY DEDICATED TO THE USE AND ENJOYMENT, FOR RECREATIONAL PURPOSES, OF ALL PROPERTY OWNERS IN THIS PLAT AND FUTURE ADDITIONS THERETO BY THE DEVELOPERS HEREOF, SUBJECT TO THE RULES AND REGULATIONS OF A NON-PROFIT ORGANIZATION TO BE FORMED BY SAID OWNERS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4TH DAY OF MARCH, 1968.

Will H. Keefe *Sheryl A. Gault*
Robert J. Pickett *Spauld Crabbe*
Robert D. Mitchell *Norma R. Mitchell*

ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS 4TH DAY OF MARCH, A.D., 1968, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SHOWN, PERSONALLY APPEARED NEIL H. KOETJE AND HAZEL A. KOETJE, HIS WIFE, HERBERT C. PICKARD AND MURIEL PICKARD, HIS WIFE, AND ROBERT D. MITCHELL AND NORMA R. MITCHELL, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USES MENTIONED THEREIN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

H. L. Morgan
Notary Public in and for the State of Washington
residing at OAK HARBOR

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED BY THIS PLAT, EXCEPT TRACT A, ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:

NO LOT, TRACT OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT. NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, PARCEL OR TRACT OF THIS PLAT CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD.

CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

ADDITIONAL RESTRICTIONS AND PROTECTIVE COVENANTS APPLYING TO THIS PLAT ARE RECORDED UNDER AUDITOR'S FILE NUMBER 210284 IN THE METROPOLITAN RECORDS, RECORDS OF ISLAND COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF POLNELL SHORES, DIVISION NO. 1, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
Registered Civil Engineer & Land Surveyor



TREASURER'S CERTIFICATE

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED BY THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1968, AND 1969.

Harry A. Lang
HARRY A. LANG
by *Paul E. Sykes*
Deputy

APPROVALS

APPROVED THIS 17th DAY OF June, 1968.
Richard A. Dillman
County Engineer



APPROVED THIS 21st DAY OF April, 1968, A.D.
John A. Dillman
Chairman, Island County Planning Commission

APPROVED THIS 22 DAY OF May, 1968, A.D.

John A. Dillman
E. E. Christie
John A. Dillman
Board of County Commissioners

CERTIFICATE OF TITLE

RECORDED JUNE 18, 1968, UNDER FILE NUMBER 210282, VOLUME 178, PAGE 516, RECORDS OF ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF NEIL H. KOETJE ON JUNE 18, 1968, AT 10 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 10 OF PLATS, PAGES 14 AND 15, RECORDS OF ISLAND COUNTY, WASHINGTON.

J. W. L. Cook
County Auditor
by *W. Cook*
Deputy

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